

# The Spires Drainage Homeowners Association, Inc.

## Board Meeting Minutes

### October 19, 2009

Mr. Duvall called the meeting of The Spires Drainage Homeowners Association to order at 9:00 a.m. Present were as follows:

Del Duvall	President
Carl Tracer	Vice President
Dan Murty	Secretary
Wayne Booker	Treasurer
Derek Patterson	Z & R Property Management
Mr. & Mrs. Speed	5610 Jarman Street
Excused Absence: Michelle Grove-Reiland	Director at Large

#### Owner Forum:

Mrs. Speed addressed the Board with a concern she had with the June 2009 meeting minutes. It was noted her request was not to consider No Trespassing signs in the Common Areas but rather No Soliciting signs on individual lots. Discussion followed. A motion was made to remove her request from the June meeting minutes, which carried 4-0.

#### Hearings:

A hearing was held for 5825 Broadmoor Bluffs Drive and the consideration of a \$100.00 assessment fine for landscaping concerns. The owner was not present but did submit a written response. Mr. Patterson noted the home is in compliance. A motion was made to not post the \$100.00 fine. The motion carried 4-0.

A hearing was held for 615 Paisley Drive and the consideration of a \$100.00 assessment fine for having a storage shed on the lot. The owner was not present. Mr. Patterson noted the home is in compliance. A motion was made to not post the \$100.00 fine. The motion carried 4-0.

#### Secretary's Report:

The September meeting minutes were approved as submitted.

#### Finance and Manager's Report:

The total assets as of September are \$559,905.55 with \$469,737.57 in Reserves. The Budget Comparison, Expense Register and Aged Receivables reports were reviewed. The current collection actions were reviewed.

The 2010 Budget was reviewed which provided for no dues increase and was balanced. Mr. Duvall noted the request to change the Broker of Record for the Catastrophic Loss policy to CB Insurance would not affect the policy. CB Insurance will now be able to proceed with obtaining an estimate for a General Liability policy on the two (2) debris Dams.

The budget did provide for an estimated \$2,700.00 for a new G/L policy and a Contingency line item of \$5,500.00. No other changes were noted. Mr. Patterson will contact the Board as soon as the G/L quote is available.

The owners of 6050 Hardwick Drive submitted an offer to settle their past due account. The offer was denied.

The monthly Activity Report was reviewed. There was discussion on curb address painting or placards. It was agreed owners may continue to paint their address on the curb. The City storm drain entries have been painted. Note: 3 drains on the east end of Gladstone were painted but are not part of the Association.

**Old / New Business:**

The owner of 255 Stonebeck Lane submitted an email (5 bullets) regarding the new development adjacent to the Spires called The Mountain Preserve Project. Bullets number 4 and 5 made reference to Spires HOA issues which will be investigated.

**General correspondence, violations and emails:** Reviewed.

There being no further business, the meeting was adjourned at 10:26 a.m. It was agreed there will be no November Board meeting unless necessary. Mr. Patterson can email financial information.

  
Derek Patterson  
Property Manager